

**ORDINANCE NO. O2015-19**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 37.73 ACRES BEING GENERALLY LOCATED TO THE EAST OF THE FLORIDA TURNPIKE (SR 91), ON BOTH THE NORTH AND SOUTH SIDES OF C-468; IN SECTIONS 27 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

Now, therefore, **BE IT ORDAINED** by the City Commission of the City of Wildwood, Florida:

**SECTION 1.** Based upon the petition of the owner of the following described real property, which is generally located to the east of the Florida Turnpike (SR 91) on both the north and south sides of C-468, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Section 171.044, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida owned by The Villages of Lake-Sumter, Inc. is more particularly described as follows:

**Parcels G27=011, G34=008, & G34=041**  
**The Villages of Lake-Sumter, Inc.**  
**37.73 +/- Acres**

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:  
FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE AND THE NORTHERLY RIGHT-OF-WAY OF C-468, RUN ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: S89°48'21"E, 746.65 FEET; THENCE N89°41'23"E, 291.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°41'23"E, 32.30 FEET; THENCE S89°50'48"E, 428.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,209.05 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 22°40'48", A DISTANCE OF 1,270.27 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1352, PAGE 21, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY, N26°40'40"W,

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ALONG SAID EAST LINE A DISTANCE OF 579.34 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1864, PAGE 259, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, S89°16'24"W, ALONG SAID NORTH LINE A DISTANCE OF 1,635.70 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1352, PAGE 21; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WEST LINE AND THE NORTHERLY EXTENSION, S00°00'00"E, 148.20 FEET; THENCE DEPARTING SAID WEST LINE, S48°55'55"E, 9.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 48°36'09", A DISTANCE OF 466.55 FEET; THENCE S00°19'46"E, 174.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.88 ACRES, MORE OR LESS.

AND THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTHEAST OF THE NORTHEASTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE AND LYING SOUTH OF C-468.

AND THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF NORTHWEST 1/4 OF NORTHEAST 1/4 RUN SOUTHERLY 43.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 571.63 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1158, PAGE 739, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO COURSES BEING ALONG THE BOUNDARY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1158, PAGE 739: THENCE EASTERLY 375.45 FEET; THENCE NORTHERLY 572.44 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF C-468; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE 373.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.85 ACRES, MORE OR LESS

**SECTION 2.** All of the above described annexed property shall liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

**SECTION 3.** All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

**SECTION 4.** Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

**SECTION 5.** Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

**SECTION 6.** If any portion of this Ordinance is declared invalid for any purpose, the

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remaining portion shall remain valid and in full force and effect.

**SECTION 7.** This Ordinance shall take effect upon final approval by the City Commission.

**DONE AND ORDAINED** this 22<sup>nd</sup> day of June, 2015, by the City Commission of the City of Wildwood, Florida.


SEAL

ATTEST

SEAL

  
Cassandra Lippincott, City Clerk

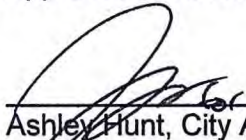
CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

  
Ed Wolf, Mayor

First Reading: June 8, 2015

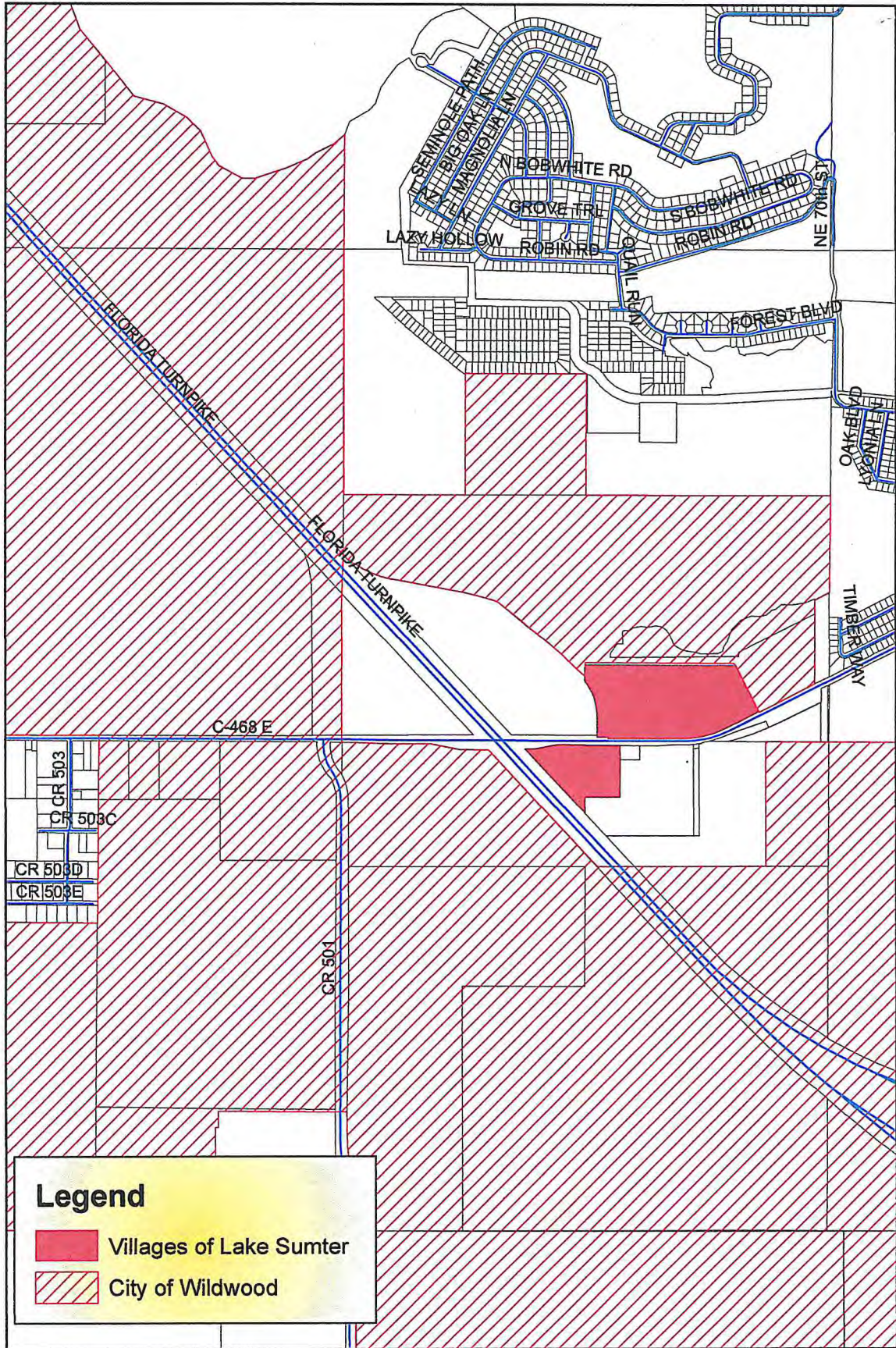
Second Reading: June 22, 2015

Approved as to form:



  
Ashley Hunt, City Attorney

Inst:201560021504 Date:7/2/2015 Time:1:36 PM  
DC,Gloria R. Hayward,Sumter County Page 3 of 4 B:2980 P:161





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	<p>City of Wildwood          100 North Main Street          Wildwood, FL 34485          Phone: (352) 330-1330  <a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p>		<p>VILLAGES OF LAKE SUMTER TURNPIKE/C-468          G27=011, G34=008, G34=041</p>	
			<p>LOCATION MAP</p>	
			<p>May 2015</p>	<p>WILDWOOD, FL</p>